

SmartSale

4u



## St Johns Hill , Barmouth LL42 1AF

- Impressive top-floor three-bedroom apartment
- Family bathroom fitted with a modern suite
- Spacious lounge enjoying elevated sea views
- Three well-proportioned bedrooms, ideal for family living or guest
- Well-appointed kitchen offering practical workspace and storage
- Light-filled rooms with charming period character throughout

**£129,950 Leasehold**





## Location

### Full Description

Welcome to this charming and spacious 3-bedroom flat, ideally situated in a sought-after location that offers the perfect blend of comfort and convenience. This delightful property is an excellent opportunity for first-time buyers, professionals, or investors looking to secure a stylish home in a vibrant community. With its thoughtfully designed interior and practical layout, this flat promises a comfortable living experience and a place you'll be proud to call home.

Step inside to discover a bright and inviting reception room that serves as the heart of the home. This generously sized space is perfect for relaxing with family and friends or entertaining guests. Large windows flood the room with natural light, creating a warm and welcoming atmosphere that complements any style of decor. The neutral colour palette provides an excellent blank canvas for your personal touch, ensuring you can easily make this space your own.

The kitchen is functional and well-appointed, equipped with ample storage and work surfaces to accommodate all your culinary needs. Whether you're preparing a quick breakfast or a gourmet dinner, you'll find everything you need within easy reach. Adjacent to the kitchen, there's enough room for a dining table, making it convenient for family meals and social gatherings.

The flat boasts three comfortable bedrooms, each offering plenty of space for rest and relaxation. Whether you need a peaceful retreat, a home office, or additional storage, these rooms provide versatile options to suit your lifestyle. The bathroom is clean and efficiently designed, featuring modern fittings and a full bath with an overhead shower, perfect for unwinding after a long day.

Additional conveniences include ample storage solutions throughout the flat, ensuring your living space remains clutter-free and organised. Furthermore, the flat is set within a well-maintained building with secure entry, providing peace of mind and a strong sense of community.

This 3-bedroom flat represents a fantastic opportunity to acquire a comfortable and affordable home in a desirable area. Whether you are

stepping onto the property ladder or looking to add to your investment portfolio, this property ticks all the boxes. Don't miss your chance to view this wonderful flat! Book a viewing today and start imagining your new life in this lovely home.

**1. MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.**

**4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



Local Authority  
Council Tax Band  
EPC Rating **D**



#### Smartsale4u Office

Suite 331 Kemp House, 152-160 City  
Road, London, EC1V 2NX

#### Contact

02045729091  
[info@smartsale4u.co.uk](mailto:info@smartsale4u.co.uk)  
[smartsale4u.co.uk](http://smartsale4u.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.